

097.0

0002

0004.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

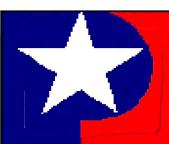
Total Card / Total Parcel

USE VALUE:

1,277,000 / 1,277,000

ASSESSED:

1,277,000 / 1,277,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		WINCHESTER RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MELKONIAN FAREJ YEPREM

Owner 2: MELKONIAN VANA

Owner 3:

Street 1: 24 WINCHESTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: SANTOS MARCIA C &amp; JOSEPH M -

Owner 2: -

Street 1: 24 WINCHESTER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .228 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Brick Veneer Exterior and 3867 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9925	Sq. Ft.	Site			0	70.	0.72	4									502,422						502,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9925.000		774,600				502,400		1,277,000						63344	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/05/18	

**USER DEFINED**

Prior Id # 1: 63344

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Total AC/Ha: 0.22785

Total SF/SM: 9925

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 502,422

Spl Credit

Total: 502,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

